

ACREAGE/DENSITY SUMMARY TABLE									
UNIT	LAND USE	ESTIMATED COMPLETION DATE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA GREENBELT (Ac.)	PARK SPACE (ACTIVE) (Ac.)	LOT OPEN SPACE (Ac.)	LOT OPEN SPACE (Ac.)
1	SINGLE FAMILY RESIDENTIAL	December 1, 2005	31.96	84	2.63	9.88	1.87	6.61	6.61
2	SINGLE FAMILY RESIDENTIAL	December 1, 2005	25.50	72	2.82	6.93	—	8.49	8.49
3	SINGLE FAMILY RESIDENTIAL	July 1, 2006	14.08	64	4.55	1.51	—	5.47	5.47
4	SINGLE FAMILY RESIDENTIAL	July 1, 2006	26.06	74	2.84	8.04	—	7.56	7.56
5	SINGLE FAMILY RESIDENTIAL	July 1, 2007	7.28	32	4.40	0.46	—	2.99	2.99
6	SINGLE FAMILY RESIDENTIAL	July 1, 2008	33.55	78	2.32	14.30	—	8.21	8.21
7	SINGLE FAMILY RESIDENTIAL	July 1, 2008	12.13	35	2.89	0.15	2.64	2.90	2.90
8	SINGLE FAMILY RESIDENTIAL	July 1, 2007	9.77	33	3.38	0.93	—	4.30	4.30
9	SINGLE FAMILY RESIDENTIAL	July 1, 2009	6.93	38	5.48	0.15	—	3.13	3.13
10	SINGLE FAMILY RESIDENTIAL	July 1, 2009	10.29	56	5.44	0.41	—	4.53	4.53
11	SINGLE FAMILY RESIDENTIAL	July 1, 2010	18.29	38	2.08	5.22	—	5.58	5.58
12	SINGLE FAMILY RESIDENTIAL	July 1, 2010	32.79	77	2.35	0.54	—	9.71	9.71
13	SINGLE FAMILY RESIDENTIAL	July 1, 2011	20.57	57	2.77	1.57	—	7.64	7.64
14	SINGLE FAMILY RESIDENTIAL	July 1, 2011	19.44	18	0.93	10.77	—	3.55	3.55
NORTHSIDE I.S.D. ELEMENTARY SCHOOL		September 1, 2006	12.42	—	—	—	—	—	—
TOTALS/AVERAGE			281.06	756	2.69	62.15	4.71	80.67	80.67

PARK SPACE SUMMARY

REQUIRED PARK SPACE 756 LOTS X 1 ACRE = 6.63 AC.
 PROVIDED PARK SPACE 114 LOTS

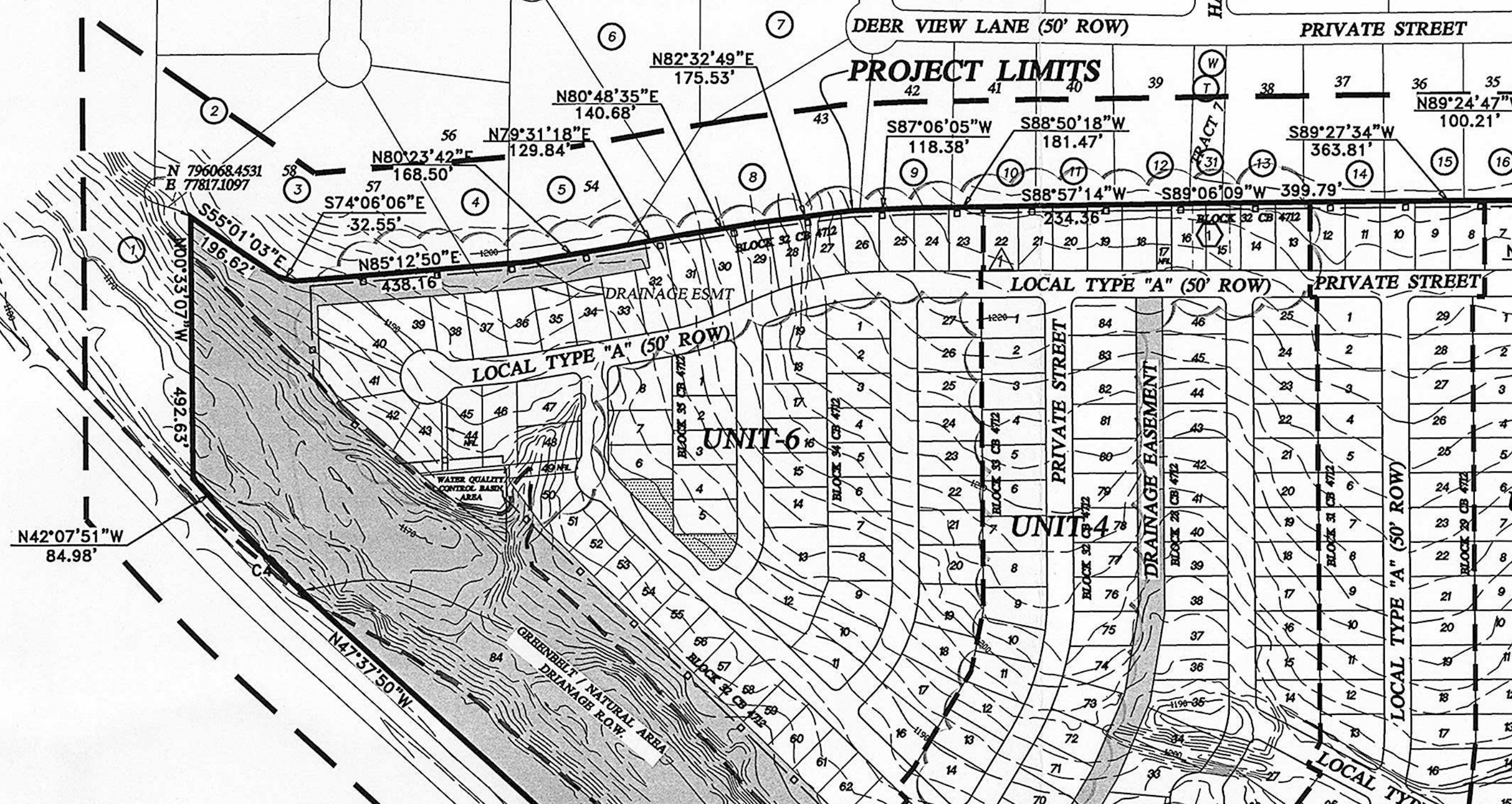
RECREATION CENTER = 1.87 ACRES
 COMMUNITY PARK = 2.84 ACRES
 SCHOOL SITE = 3.40 ACRES
 *ACREAGE CREDITS = 4.60 ACRES
 TOTAL = 12.61 ACRES

SUMMARY TABLE NOTES

1.) INCLUDES DRAINAGE EASEMENTS, GREENSPACE/GREENBELTS, FLOOD PLAINS, AND LANDSCAPE BUFFERS
 2.) INCLUDES OPEN SPACE IN FRONT AND REAR YARDS WITHIN INDIVIDUAL RESIDENTIAL LOTS

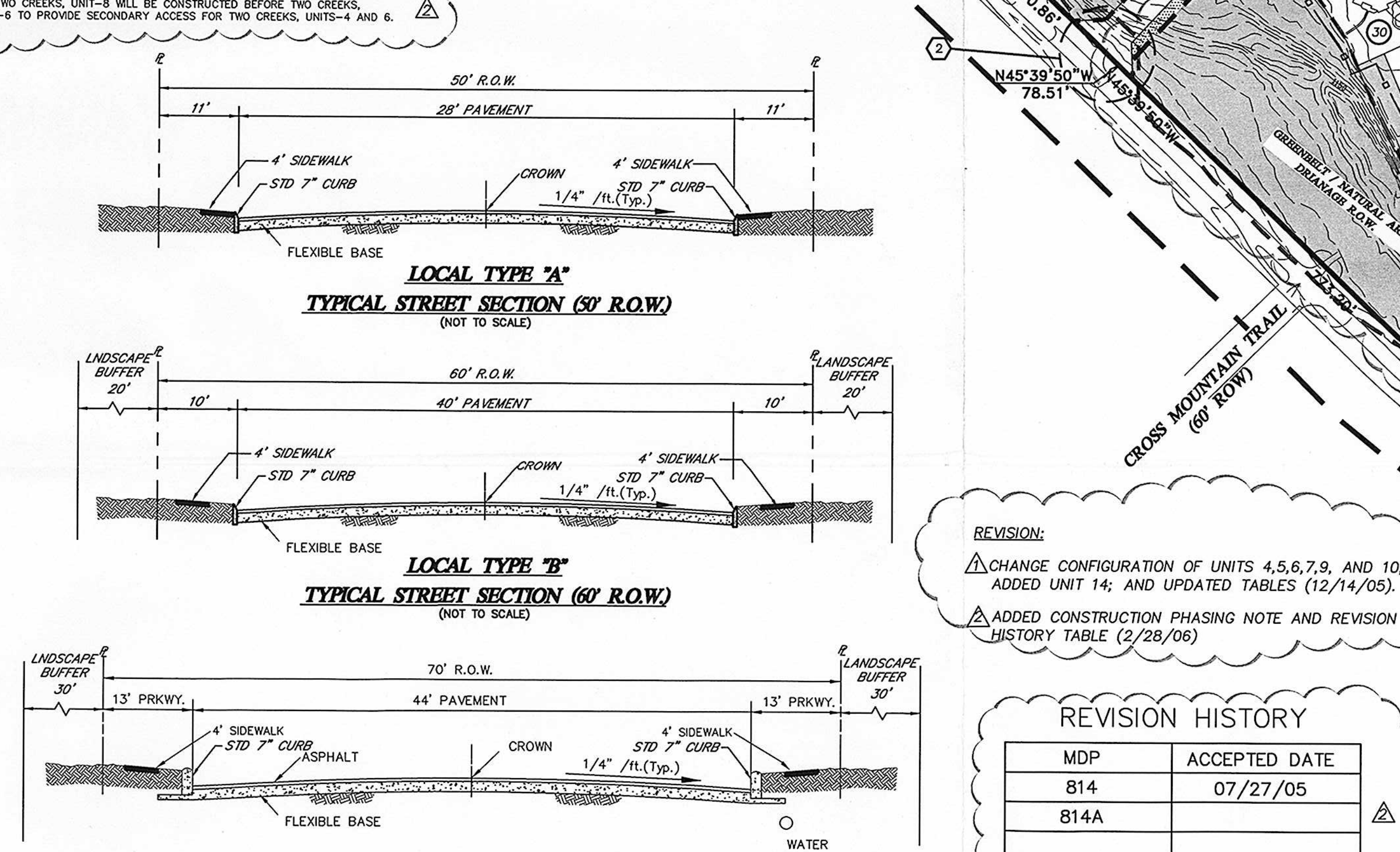
SCENIC OAKS UNIT II (VOL 8600, PGS. 163-164 D.P.R.)
 LAND USE: LARGE LOT SINGLE FAMILY RESIDENTIAL

REFERENCE PRELIMINARY PARKS PLAN



PUD PLAN NOTES:

- FLOOD PLAIN/GREENBELT AND DRAINAGE FROM STREETS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STREETS ARE AS INDICATED AND ARE PRIVATE.
- SANITARY SEWER SYSTEM AND WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
- ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC. 30-33.00.
- PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO AND LOCATED WITHIN THE E.T.J. OF THE CITY OF SAN ANTONIO, THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
- STREETS WILL BE PROVIDED IN THE PUBLIC/PRIVATE RIGHT OF WAY IN ACCORDANCE WITH THE UNDEVELOPED LAND CODE.
- THE BENCHMARKS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANT COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
- THIS TRACT IS SITUATED WITHIN THE TWO CREEKS SUBDIVISION MDP FILE NO. 814.
- ALL RESIDENTIAL LOTS ADJUTING THE PUD. BOUNDARY LINE SHALL HAVE A MINIMUM OF 20-FOOT REAR SETBACK EXCEPT LOTS FRONTING ON COLLECTOR STREETS OR BAYWATER STAGE ROADS. REGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10-FOOT REAR SETBACK AS SHOWN ON SECTION 35-531 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO.
- INTERSECTION SIGHT DISTANCE CALCULATIONS FOR CLEAR VISION EASEMENTS WILL BE CALCULATED BASED ON THE 2001 AASHTO "GREEN BOOK" CASE NO. 5.1.1.1. ALL EASEMENTS WILL BE SHOWN ON INDIVIDUAL SUBDIVISION PLATS.
- TWO CREEKS, UNIT-8 WILL BE CONSTRUCTED BEFORE TWO CREEKS, UNIT-9 TO PROVIDE SECONDARY ACCESS FOR TWO CREEKS, UNIT-4 AND 6.



COLLECTOR TYPICAL STREET SECTION (70' R.O.W.)
 (NOT TO SCALE)

REVISION HISTORY

MDP	ACCEPTED DATE
814	07/27/05
814A	

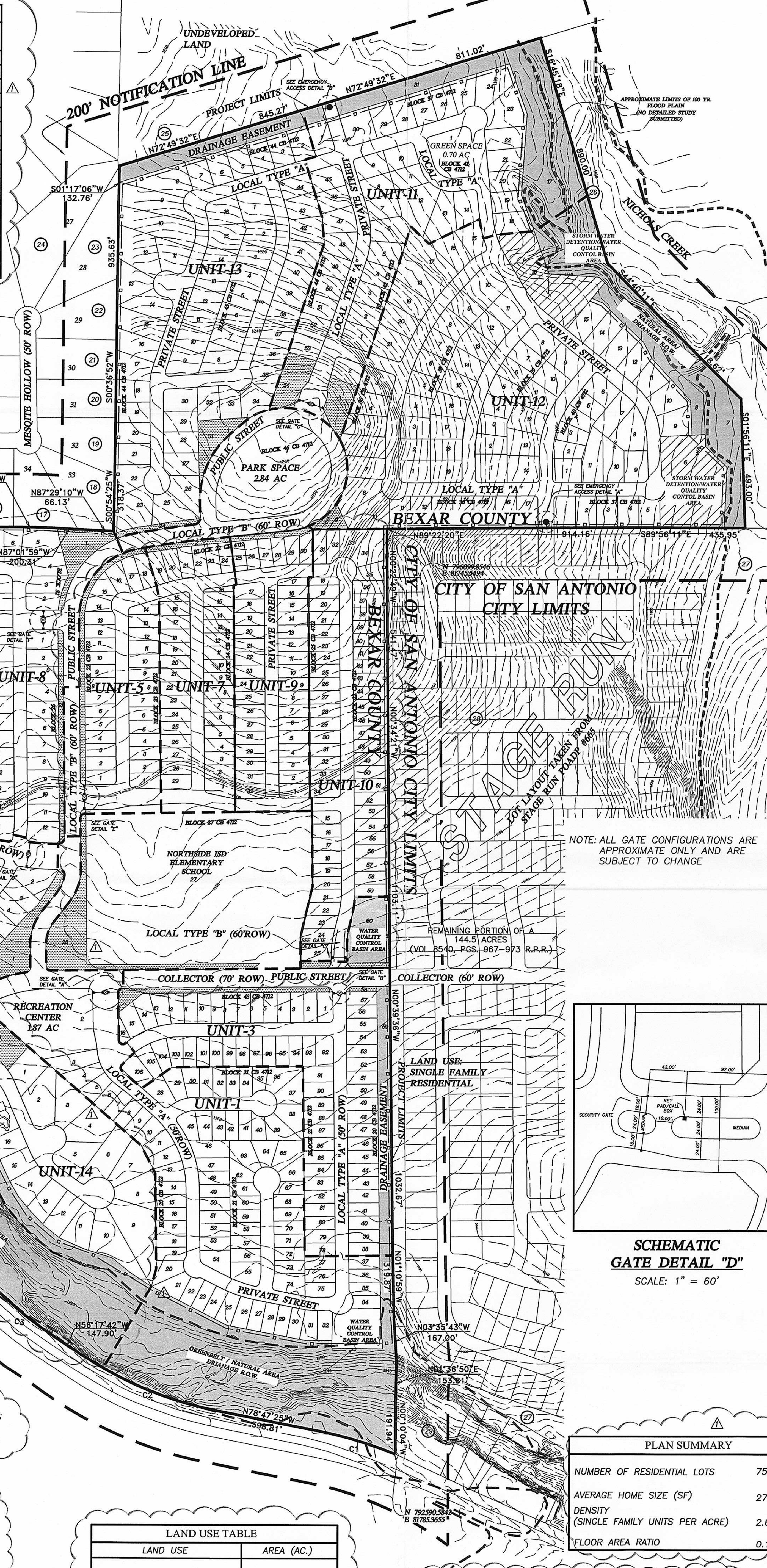
PROPERTY LEGAL DESCRIPTION

A 281.06 ACRE, OR 12,243,180 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 205.22 ACRE TRACT RECORDED IN VOLUME 5145, PAGES 554-558 OF THE DEED RECORDS OF BEHAR COUNTY, TEXAS, A 90,000 ACRE TRACT RECORDED IN VOLUME 4725, PAGES 1375-1378 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEHAR COUNTY, TEXAS, A 11,853 ACRE TRACT RECORDED IN VOLUME 5485, PAGES 1764-1768 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEHAR COUNTY, TEXAS, OUT OF THE GEO. M. PETTY SURVEY NO. 28, ABSTRACT 588, COUNTY BLOCK 4712, THE JAS. M. MCCOLLOCH SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711, AND THE C. CARMONIA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4733, ALL IN BEHAR COUNTY, TEXAS.

KEY NOTES

1) THE SUBDIVISION PLAT OF SCENIC OAKS UNIT-II SHOWS A PRIVATE STREET (TRACT 7) EXTENDED TO PROPERTY LINE. HOWEVER, THE SCENIC OAKS WATER COMPANY CURRENTLY OWNS AND OPERATES A POTABLE WATER WELL AND ABOVE GROUND STORAGE TANK WITHIN THIS LOT. THESE FACILITIES TO NOT ALLOW FOR THE CONSTRUCTION OF A CONNECTION TO THE TWO CREEKS DEVELOPMENT. HENCE, THE DEVELOPER WILL REQUEST A VARIANCE TO USE SECTION 35-506 (E) (2) "PROJECTING STREETS" AT THE PLATING LEVEL TO ELIMINATE THE REQUIREMENT TO PROVIDE A STUB STREET AT THIS LOCATION.

2) IN ACCORDANCE WITH THE TRAFFIC IMPACT ANALYSIS PREPARED FOR THIS PROJECT, IMPROVEMENTS TO BOERNE STAGE RD. INCLUDING A LEFT TURN LANE AND A RIGHT TURN DECEL LANE ARE REQUIRED AT THIS INTERSECTION. THESE IMPROVEMENTS SHALL BE COMPLETED AT OR BEFORE THE APPROVAL OF THE SUBDIVISION PLAT OF UNIT-4 AS CURRENTLY PHASED OR AT SUCH TIME THAT THE TOTAL NUMBER OF PLATTED LOTS PLUS PROPOSED LOTS BY A PLAT APPLICATION EXCEEDS 500 DWELLING UNITS.

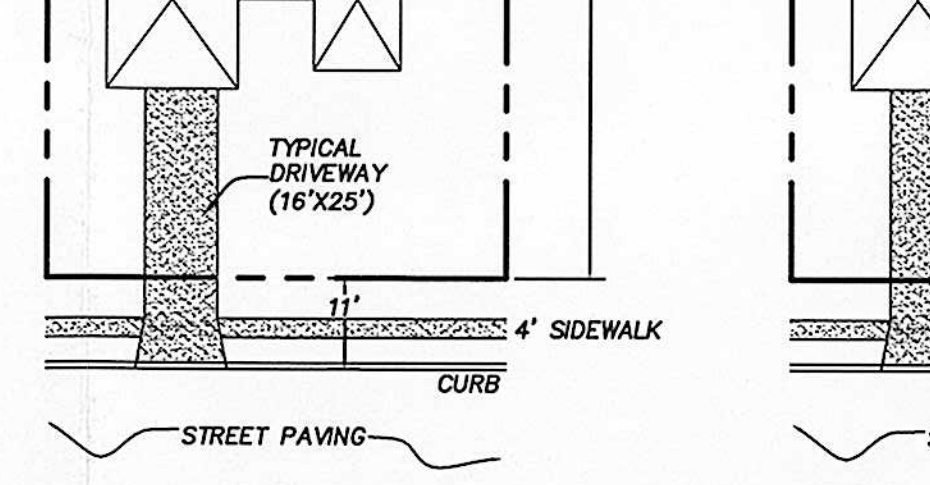


LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	190.48
REC. CENTER/PARK SPACE	4.71
DRAINAGE ROW/NATURAL AREA/GREENBELT *	62.15
ELEMENTARY SCHOOL SITE	11.13
PUBLIC ROW COLLECTOR & LOCAL "B" STREETS	12.59
TOTALS	281.06

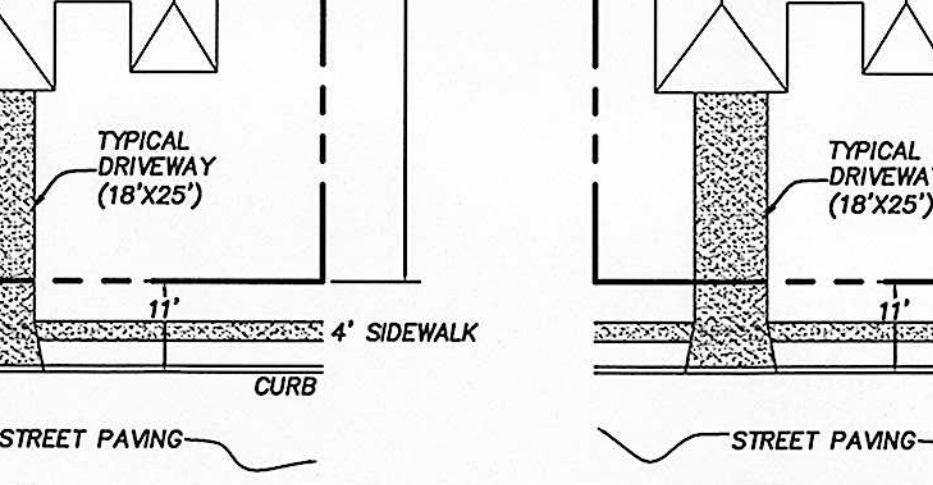
*LEON CREEK FLOOD PLAIN

- PROPERTY OWNERSHIP KEY**
- 1) CONCEPT THERAPY INSTITUTE
 - 2) SANTOS, RICHARD P. & MAGDALENA G.
 - 3) EISEN, ELIZABETH
 - 4) MARTIN, EDWARD J. & PATRICIA
 - 5) CRAIG, DELMAR V. & VALERIE P.
 - 6) BRAKE, DOUGLAS M. & SHARRON M.
 - 7) MURRELL, WARREN P. JR. & ELIZABETH B.
 - 8) MADISON, MARY E. ETAL
 - 9) FELD, JOSEPH G. JR.
 - 10) STURM, JAMES T.
 - 11) POLASEK, RAY ADAM & DEBBIE K.
 - 12) POLASEK, RAY ADAM & DEBBIE K.
 - 13) JONES, KATHERINE M.
 - 14) BARRETT, M.E. & LINDA C.
 - 15) MEZZETTI, JAMES J. JR. & HELEN M.
 - 16) SIMPSON, ROSSIE R. & TERRIE L.
 - 17) HODGES, DALTON & MARINA
 - 18) SANDERS, ROBERT A. & FRANCES
 - 19) HUGHES, RICHARD C.
 - 20) ENGEL, JAMES K. & PEGGY M.
 - 21) NTR, IZIAK & NIRA
 - 22) DAVIS, GREGORY MICHAEL & JULIE ANN
 - 23) RITCHY, DARREL C. & EDITH L.
 - 24) FORSTHY, JAMES & JOANNA SIMON
 - 25) ARDO, SOLOMON ETAL
 - 26) NIEMANN FAMILY PARTNERSHIP
 - 27) BOERNE STAGE CROSSING LIMITED PARTNERSHIP
 - 28) KAUFMAN & BROAD LONE STAR LP
 - 29) HAND, ALMEDA
 - 30) NIEMANN, FRED & VIRGINIA
 - 31) SCENIC OAKS PROPERTY OWNERS ASSOCIATION

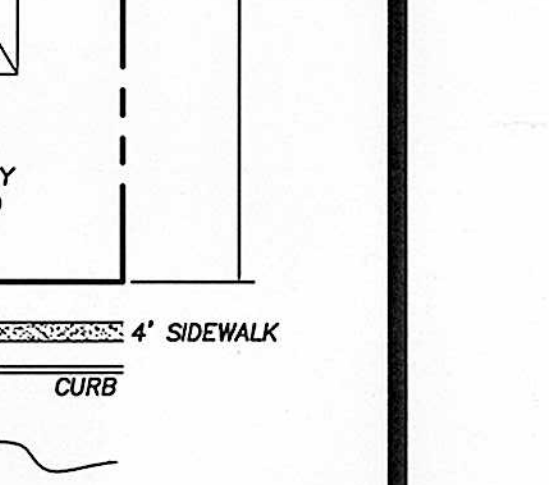
- LEGEND**
- FLOOD PLAIN
 - PHASE LINE
 - 200' NOTIFICATION LINE
 - PUD LIMITS
 - DRAINAGE R.O.W./EASEMENT
 - GREEN BELTS/LANDSCAPE BUFFER
 - STORM WATER DETENTION / WATER QUALITY CONTROL BASIN AREA
 - GATED ENTRY CALL BOX/TRANSMITTER
 - GATED ENTRY (TRANSMITTER ONLY)
 - GATED ENTRY (EXIT ONLY)
 - EMERGENCY VEHICLE ACCESS
 - EXISTING WATER WELL
 - EXISTING STORAGE TANK



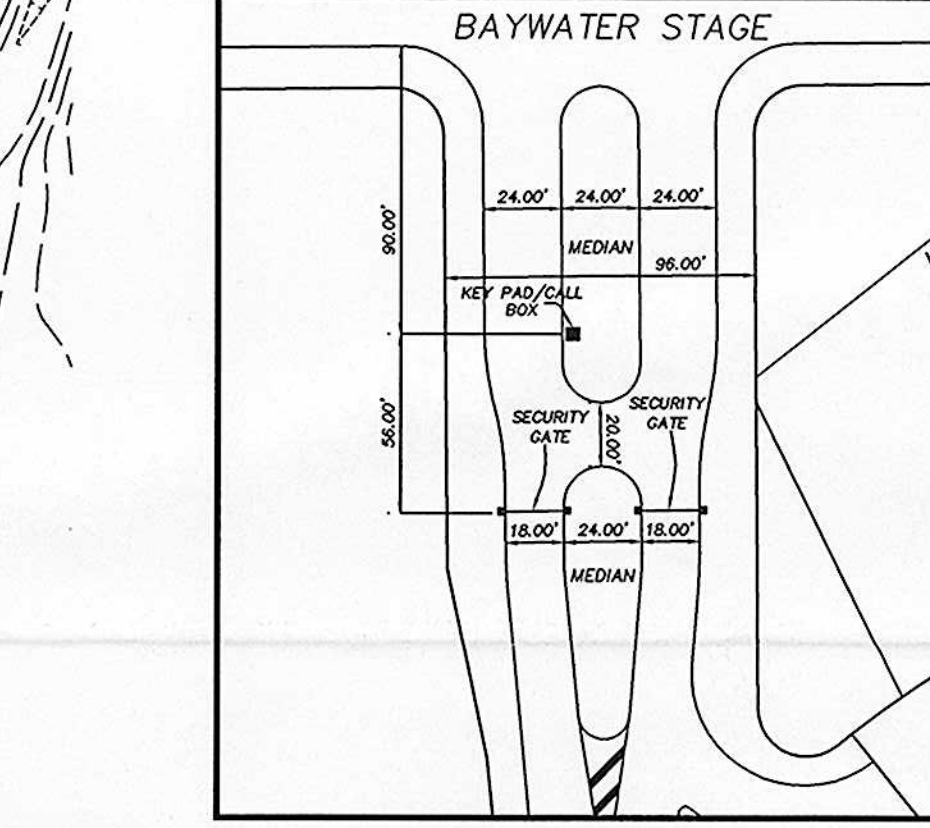
TYPICAL LOT UNITS 1, 3, 5, 7, 9, & 10 (NOT TO SCALE)



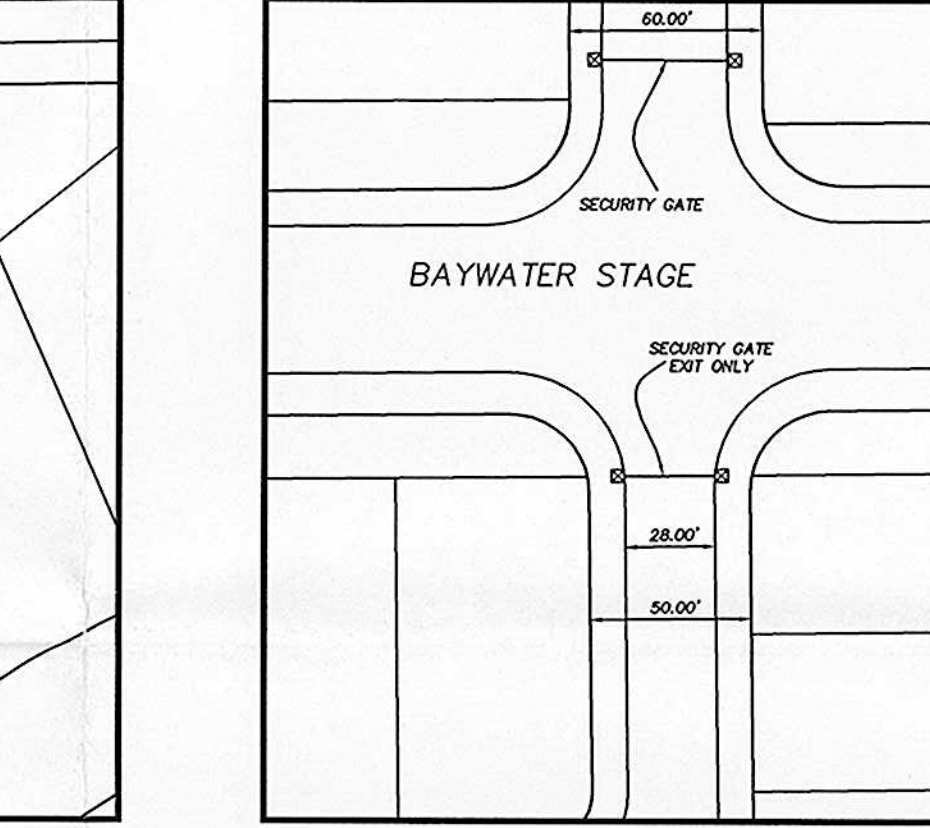
TYPICAL LOT UNITS 2, 4, 6, & 8 (NOT TO SCALE)



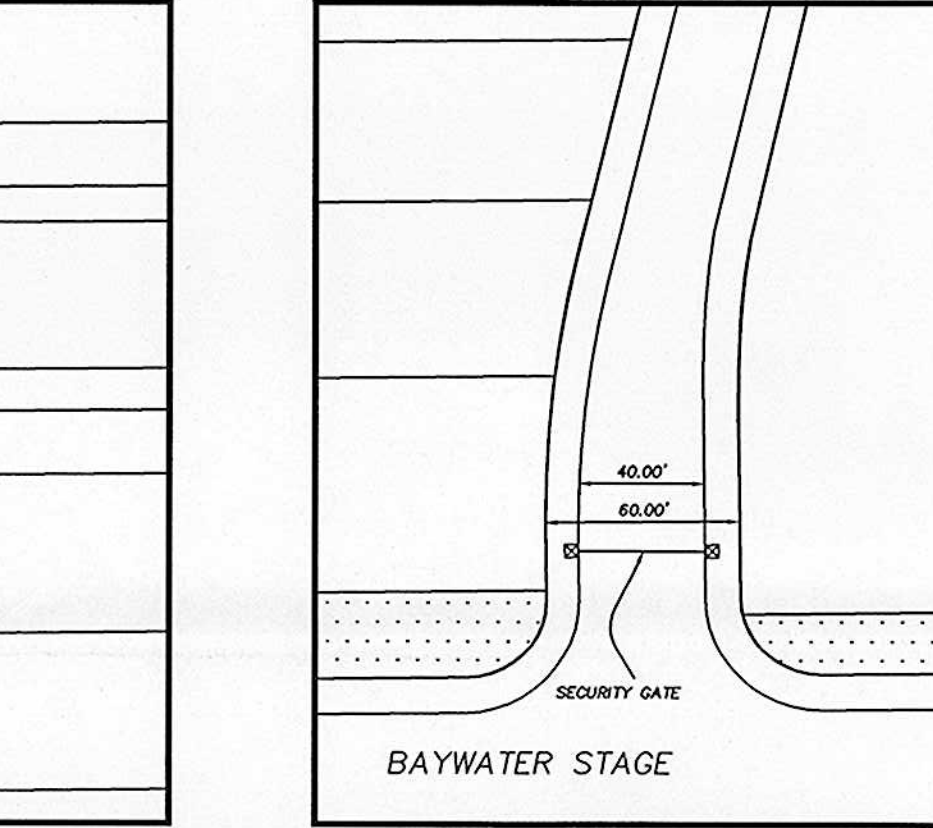
TYPICAL LOT UNITS 11, 12, 13, & 14 (NOT TO SCALE)



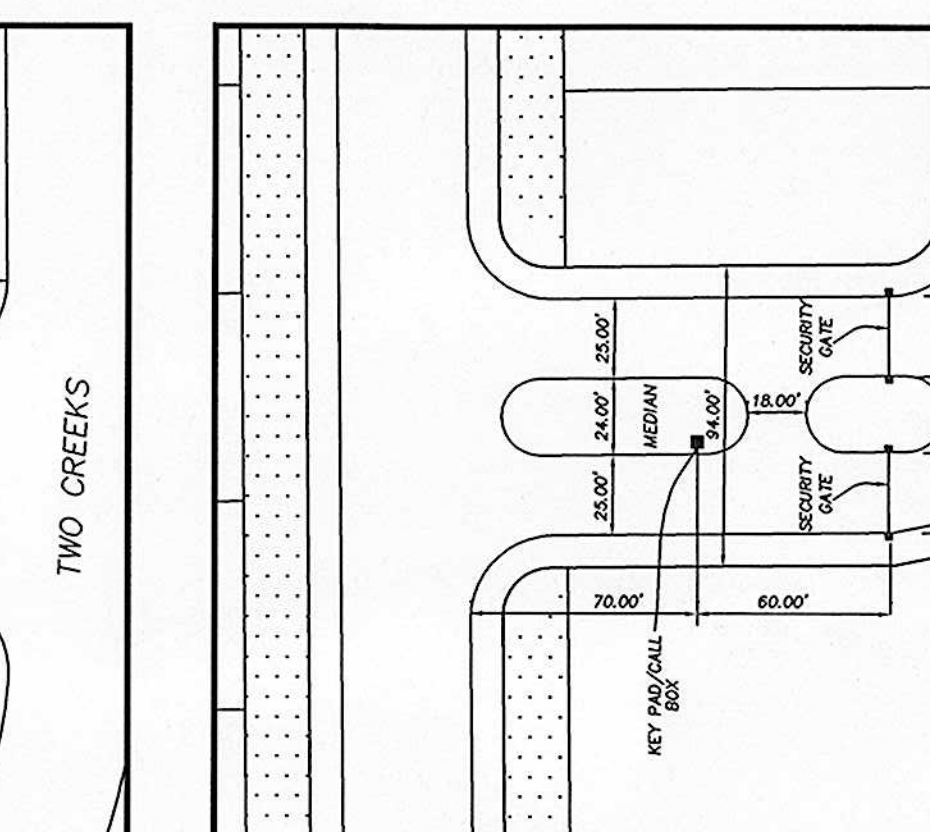
SCHEMATIC GATE DETAIL "A" SCALE: 1" = 60'



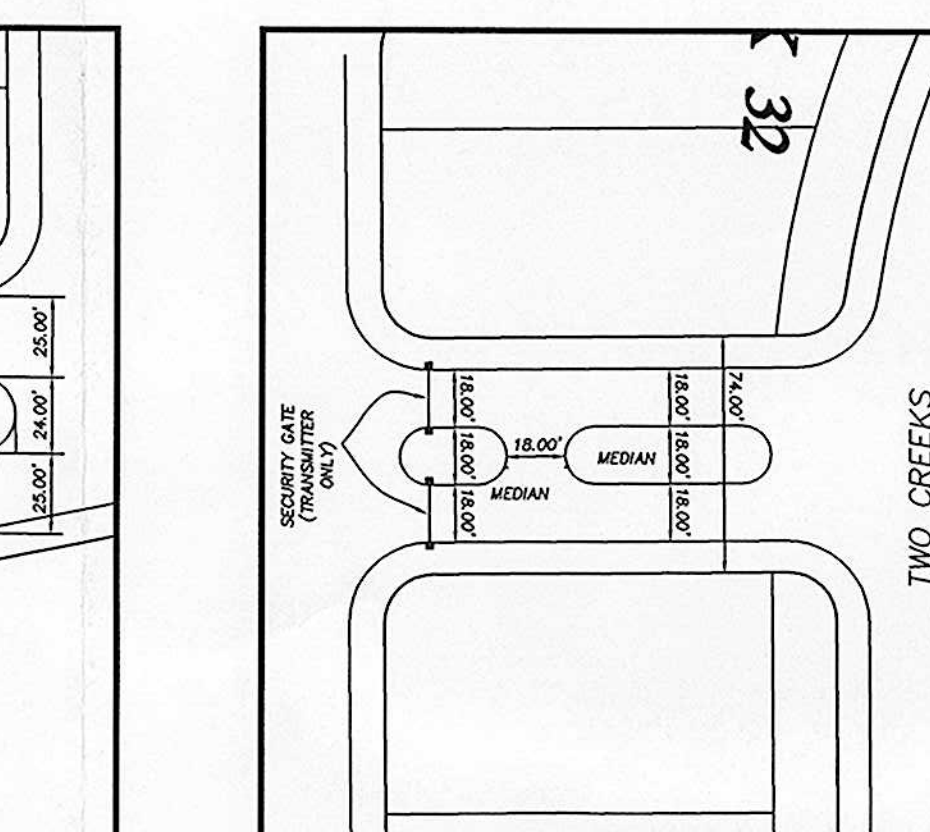
SCHEMATIC GATE DETAIL "B" SCALE: 1" = 60'



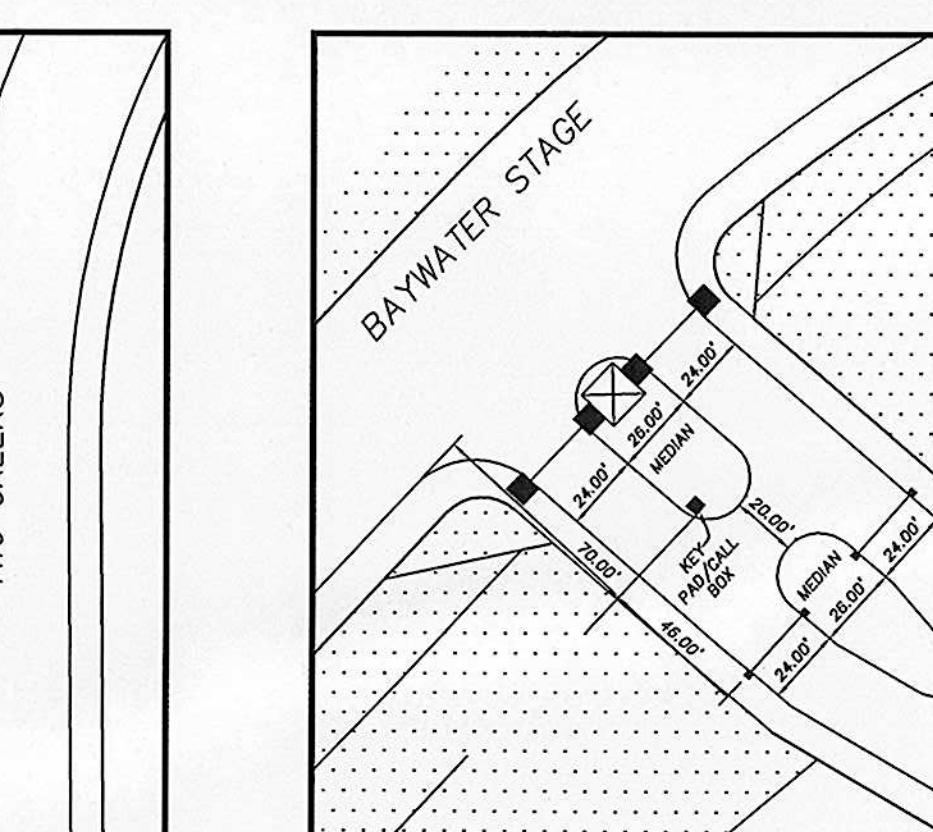
SCHEMATIC GATE DETAIL "C" SCALE: 1" = 60'



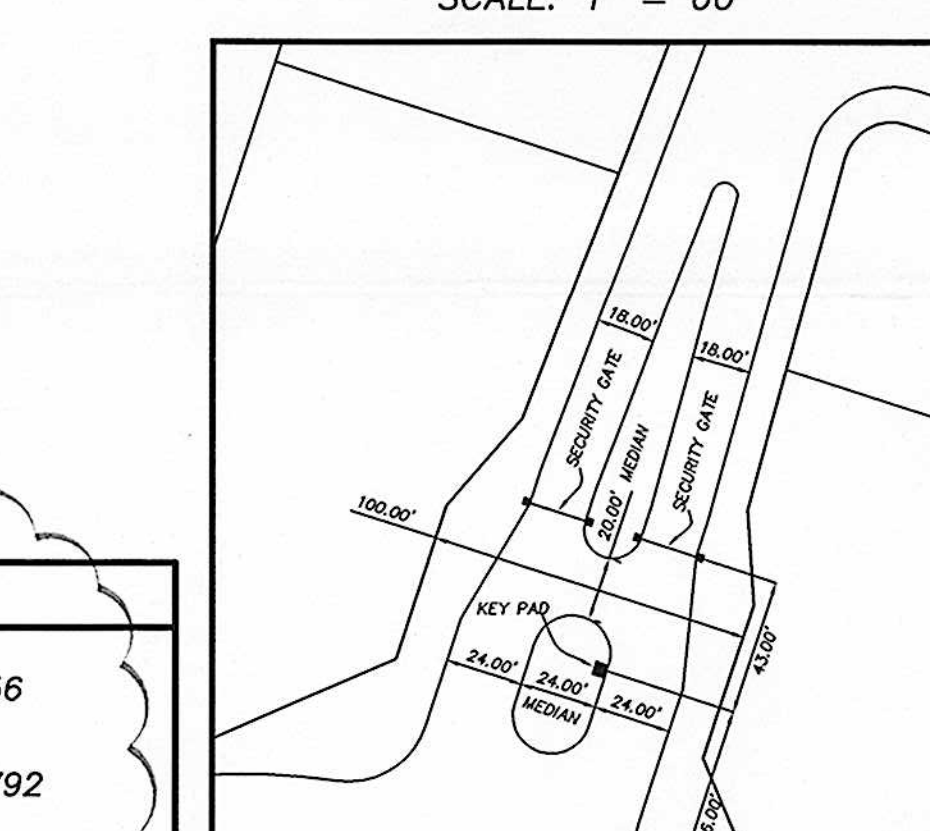
SCHEMATIC GATE DETAIL "D" SCALE: 1" = 60'



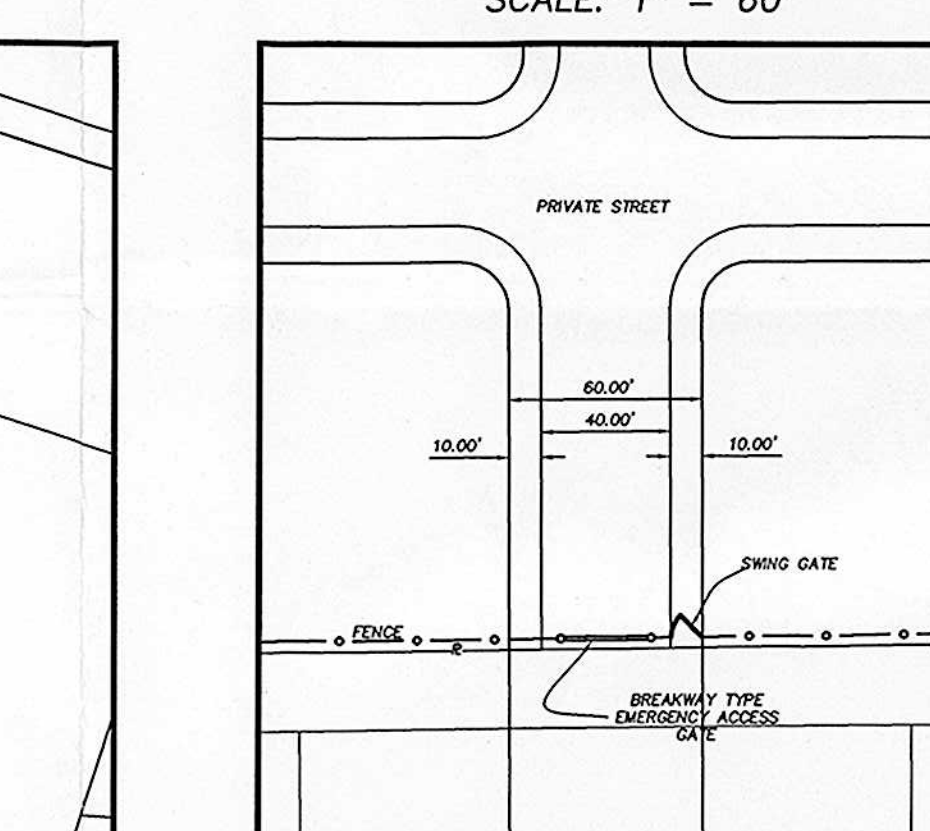
SCHEMATIC GATE DETAIL "E" SCALE: 1" = 60'



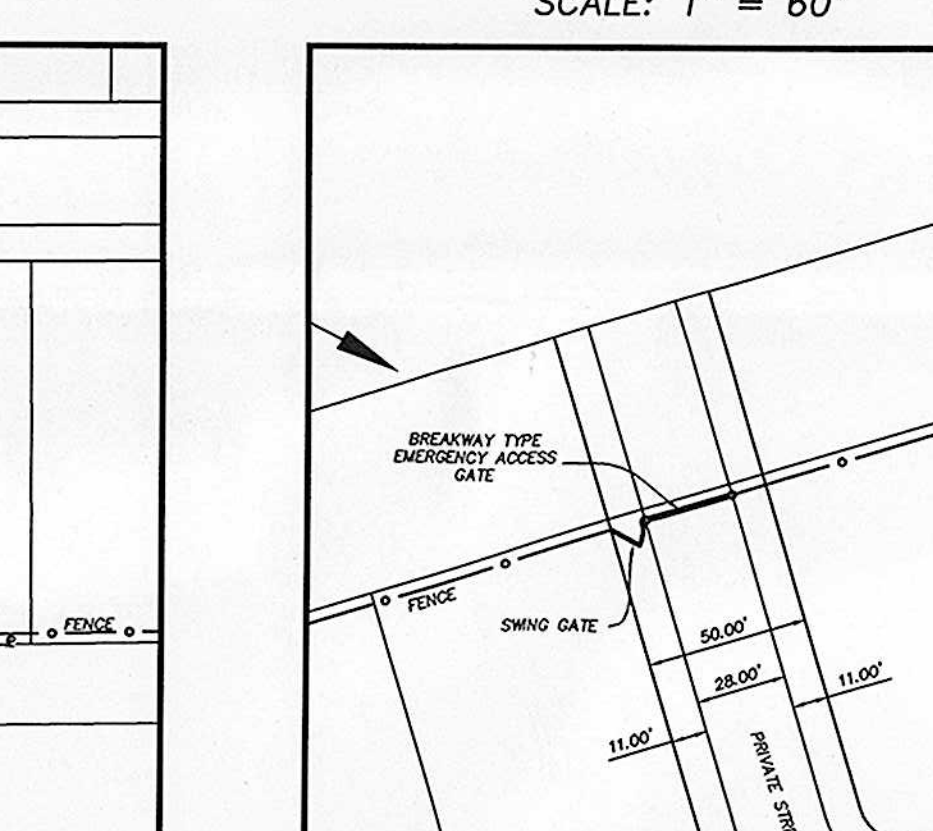
SCHEMATIC GATE DETAIL "F" SCALE: 1" = 60'



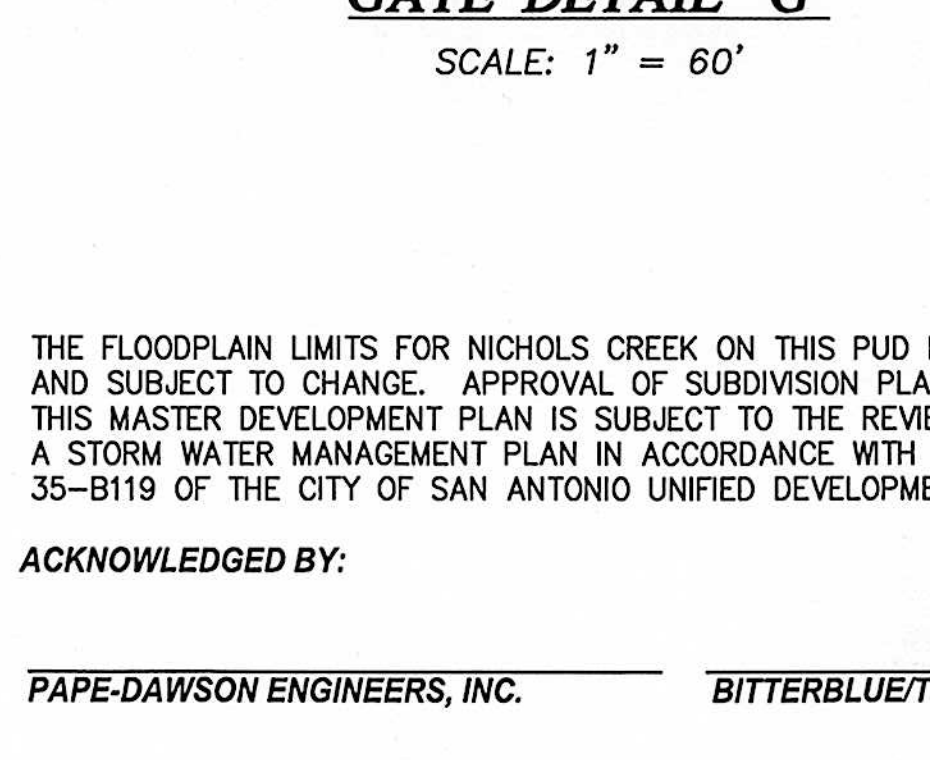
SCHEMATIC GATE DETAIL "G" SCALE: 1" = 60'



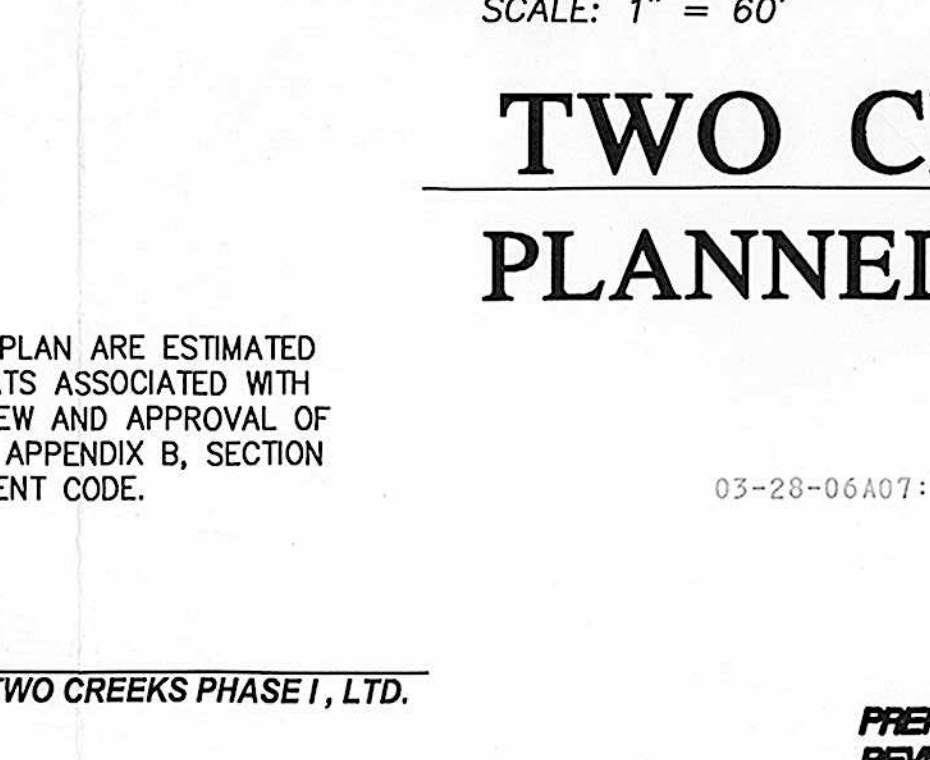
SCHEMATIC GATE DETAIL "H" SCALE: 1" = 60'



SCHEMATIC GATE DETAIL "I" SCALE: 1" = 60'



EMERGENCY VEHICLE ACCESS ROAD DETAIL "A" SCALE: 1" = 60'



EMERGENCY VEHICLE ACCESS ROAD DETAIL "B" SCALE: 1" = 60'

TWO CREEKS SUBDIVISION PLANNED UNIT DEVELOPMENT

PAPE-DAWSON ENGINEERS
 1965-2005 • 40 YEARS OF EXCELLENCE

PREPARATION DATE: MARCH 2004
 REVISION DATE: FEBRUARY 2006

PAPE-DAWSON ENGINEERS, INC. BITTERBLUE/TWO CREEKS PHASE I, LTD.

CHAIRMAN: DATE: 4-12-06
 SECRETARY: DATE:

PUD PLAN NO.: 05-018A
 APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

ACKNOWLEDGED BY:

THE FLOODPLAIN LIMITS FOR NICHOLS CREEK ON THIS PUD PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-5119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

03-28-06A07:56 REV'D

855 EAST RAMSEY SAN ANTONIO TEXAS 78216 PHONE: 210.375.9000 FAX: 210.375.9010

JOB NO. 5805-02



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Chris Van Heerde

DATE: April 12, 2006

Address: 555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 05-018A

Name: Two Creeks (Amendment), PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

For plat certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

- According to the Water Quality Ordinance # 81491, Section 34-914 buffering may be required.

The DSD – Traffic Impact Analysis & Streets Division has the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Two Creeks, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C
- Lane configuration of all intersections shall follow Table B as indicated in the Level 2 Traffic Impact Analysis. Intersections indicated by Table B will require mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT). All traffic shall be coordinated along the proposed street network.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code (35-506) will be complied with at the time of platting.